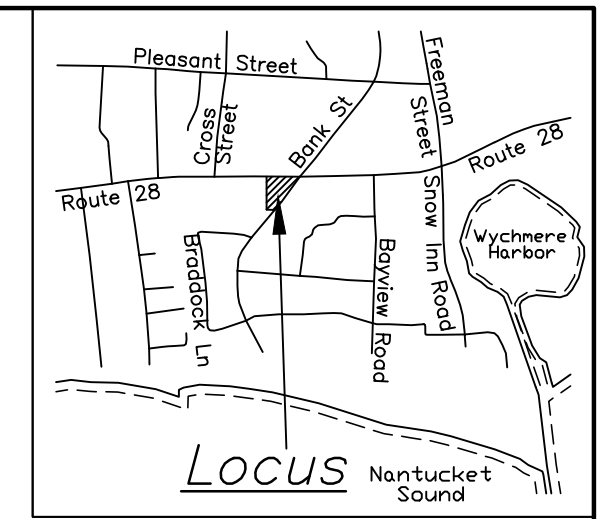


LEGEND

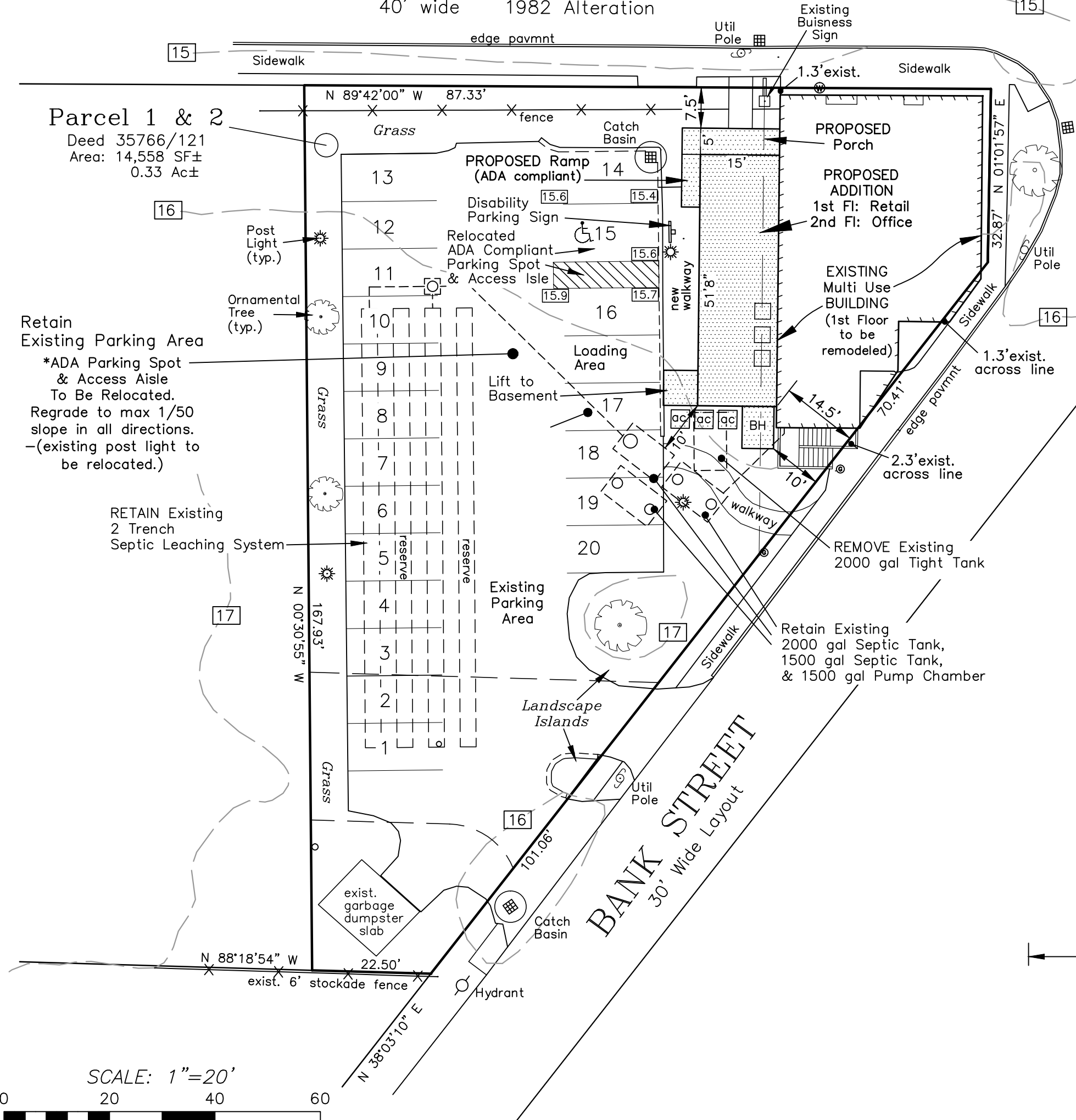
- Existing Trees
- Utility Pole
- Existing Post Light
- Existing Catch Basin
- Accessible Parking Space
- Existing Contour
- Proposed Spot Elevation 15.6
- Proposed Addition
- Existing Septic System
- Existing Fence



LOCATION MAP
 Assessors' ID: 14-Y3 & Y2
 Deed: Bk 35766, Pg 121
 Ref. Plans: Bk 640, Pg 62
 Bk 91, Pg 21
 Bk 361, Pg 67
 LC Pl. 23643-F

STATE HIGHWAY ROUTE 28

40' wide 1982 Alteration



NOTE:
 * This property is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District

Zoning Compliance

Zone: C-V	Zone C-V	Village Commercial Overlay District*	Existing	Proposed Addition
Rte 28 Setback	25'min	per Review	1.3'	7.5'
Bank St Setback	25'min	per Review	-2.3'	14.5'
Side Setback	20'min	10'min	89.0'	67.4'
Rear Setback	20'min	20'min	116.3'	116.5'
Total Building Coverage	(7,279 sf) 50% max	N/A	(2,050 sf) 14.1%	(2,932 sf) 20.2%
Total Site Coverage	(11,646 sf) 80% max	(11,646 sf) 80% max	(9,720 sf) 66.8%	(11,040 sf) 75.8%

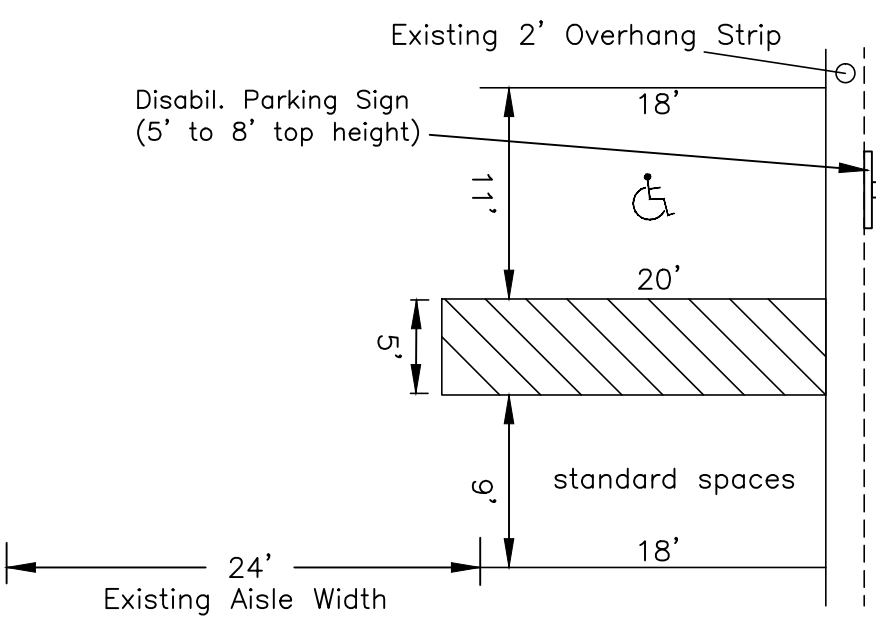
* Planning Board may waive or modify VCOD dimensional requirements.

Off-Street Parking Schedule

Sect.:1X.325-39 & Sect.:208-2

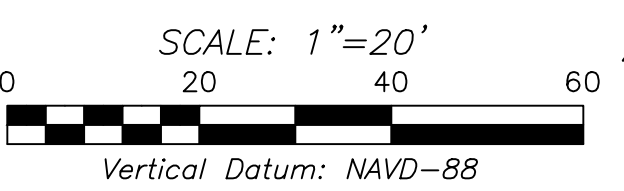
REQUIRED	Min Req.	Calc.	Required
Retail Sales	1 per 150sf of customer use area or 1 per 150sf of 70% of total retail area	1772sf/150 0.7 x 2600sf/150	12 spaces 13 spaces *controls
Office Space	1 per employee + 1 per 250sf	2 employees + 332sf/250	2 spaces 2 spaces
Apartment	1.5 per unit	1 unit x 1.5	2 spaces
Total Required			19 spaces
Accessible Space	1 per 25 spaces	min 1 space to be Accessible Compliant	

PROPOSED = EXISTING PARKING AREA
 Existing & Proposed Parking On-Site: 20 spaces
 Accessible Parking Proposed On-Site: 1 accessible space
 Loading Area Provided: 1



DISABILITY/ACCESSIBILITY NOTES

- Project Facilities Are To Be Constructed In Conformance With Mass 521 CMR: Architectural Access Board Regulations. Including:
- 1) An accessible route shall be provided to establish a continuous unobstructed pathway between the accessible parking spaces and the facility's accessible areas and elements. (521 CMR 20.1)
 - 2) Accessible Walkways shall be not less than 48 inches wide, excluding curb stones. (521 CMR 22.2)
 - 3) Walkway running slopes shall be a maximum of one-in-20, 5%. (521 CMR 22.3)
 - 4) Walkway cross slopes shall be a maximum of one-in-50, 2%. (521 CMR 22.3.1)
 - 5) Accessible Parking space & access isle shall be Level in both directions. (CMR 23.4.3) Areas required to be Level shall not have a slope in any direction exceeding 1:50, 2%. (521 CMR 3.0)
 - 6) Accessible parking spaces shall be marked with a sign showing the international symbol of accessibility and be installed at 5'min, 8'max top height. (CMR 23.6.2 & 23.6.4)
 - 7) Any section of an accessible route with a slope greater than one-in-20 shall be considered a ramp and shall comply with 521 CMR 24.
 - 8) Ground and floor surfaces of accessible routes, accessible walkways, and other accessible areas shall be stable, firm, slip resistant, and maintained with materials that ensure continued slip resistance. (521 CMR 29.1)



SEPTIC SYSTEM DESIGN

Retail Area: 2650sf x 50 gpd/1000sf = 133 gpd, 200 gpd min
Office Area: 332sf x 75 gpd/1000sf = 25 gpd, 200 gpd min
2 Bedrm Apartment: 2 x 110 gpd/bedrm = 220 gpd, 330 gpd min
TOTAL Title-5 Design Flow: = 730 gpd
Septic Tanks: 730 gpd x 200% = 1460 gal
 Use: Existing 2000 gal & 1500 gal septic tanks
Pump Chamber: Use: Existing 1500 gal pump chamber
Leaching Facility: Use: Existing 1084 gpd capacity SAS (consists of 2 Cultec chamber trenches)
 *Existing leaching system installed per Harwich Sewage Permit: S12-38

STORMWATER MANAGEMENT

- 1) The existing parking area stormwater system consists of catch basins and subsurface leaching pits. This system is to be retained. This system requires catch basin inspection and cleaning on an annual basis to remove sediment and/or trash debris.
 - 2) New addition roof area stormwater flow is to be collected by gutters and drain thru downspouts to subsurface infiltration drywells.
- *NOTE: This Development is less than 43,560 SF and therefore is not subject to The Town of Harwich Comprehensive Stormwater and Illicit Discharge Regulation.

MORAN ENGINEERING ASSOC.
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
EXISTING AND PROPOSED CONDITIONS SITE PLAN
 Prepared For Owner: JSLW, LLC
 585 ROUTE 28, HARWICH, MA
 PROJECT: 23-108 DATE: 2/2/24

